

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, November 14, 2006 7:30 PM
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CALL TO ORDER 8:50 P.M. (Note: Special BFPD Meeting held prior)

ROLL CALL

Directors Present: Dickenson, Warden, Feierbach, Mathewson, Lieberman

Directors Absent: None

Staff Present: Interim Executive Director Belanger, Agency Attorney Zafferano, Finance Director Fil, Public Works Director Davis, City Engineer Phalen, Agency Secretary Cook

CONSENT CALENDAR

Approval of Minutes of the Regular Meeting of October 10, 2006

ACTION: On a motion by Director Dickenson, seconded by Director Warden, the Consent Calendar was unanimously approved by a show of hands.

ADDITIONAL BUSINESS

Resolution Approving Plans and Specifications, Authorizing Advertisement for Sealed Bids, Approving Award of Contract to the Lowest Responsible Bidder for an Amount not to Exceed \$493,750, and Authorizing the RDA Interim Executive Director to Execute a Contract for Redevelopment Agency Sidewalk Improvements, City Contract Number 468

Public Works Director Davis stated that this plan calls for the replacement of sidewalk and sidewalk pavers in the downtown region. He clarified that the policy in the Redevelopment Area is for the RDA to maintain the sidewalks. Sidewalk disrepair has created tripping hazards.

City Engineer Phalen described the scope of the project. She noted that Phase I, bid earlier in the year, came in over the projected estimate, and bids were rejected. Phase I was combined with Phase II, which the current plan represents, which includes a budget augmentation.

She reviewed the project schedule. She described the sidewalk pavers, and noted they should be replaced and are difficult to match. She outlined the Planning Commission's review and comments regarding landscaping.

In response to Director questions, Public Works Director Davis confirmed that monies earmarked for this project cannot be used outside the Redevelopment Area. He noted that root guards would be used for any new street trees, which will prevent roots from pushing up the sidewalk for 20-40 years. He noted there are no root guards in place at the present time.

Kristin Mercer, Planning commissioner, expressed her disappointment in the plan. She noted that the budget for the third through fifth year of the plan is missing, which is not good planning. She recognizes the need to address safety issues. The arborist's report is a short-term fix. A total scope is needed.

In response to Chair Mathewson, Finance Director Fil stated that two to three claims are received annually, and they are expensive claims representing serious injuries.

Director Feierbach stated she has walked the region. She notes that some of the trees are in good shape. The Economic Development plan is still forthcoming, which will provide ideas from other cities. She recommended fencing off the liability areas to prevent further accidents. There are no sidewalks on Sixth Avenue, which are needed. She recommended fixing what is broken now and to address the remaining issues in a future plan.

Public Works Director Davis noted that spot repairs would consist only of a patchwork, which is inconsistent with the Downtown Specific Plan and design policy.

Director Warden expressed concerns regarding Planning Commission and staff comments regarding this proposal. It is not a complete plan. He does not like stamped concrete. He is not ready to move forward with approval of this project at this time.

Director Dickenson stated he agrees with the other Directors regarding this matter.

Walter Levinson, City Arborist, described the root condition of some of the trees. He recommended grinding no more than a few inches to protect the trees. Rubber pavers would be a temporary fix, and he described the process for installation.

Director Lieberman expressed concerns regarding the trip hazard and the number of claims. He noted there may be other accidents not represented by a claim being filed. He respects the need for a comprehensive plan. A short-term solution is needed, but he does not support a patchwork.

Discussion ensued.

In response to Director Feierbach, Public Works Director Davis stated that the 1999 bond issuance is the budget source for this project. Staff could present alternative recommendations to address the liability issue. He notes that the moving of the Emmett House will include new curbs and gutter in that area.

Directors concurred to have staff identify and correct immediate issues.

ADJOURNMENT at this time, being 9:30 P.M.

Terri Cook
Agency Secretary
Meeting audio-recorded and videotaped
Audio Recording 647